



Arlington Conservation Commission

Date: Thursday, July 11, 2024
Time: 7:00 PM
Location: Conducted by Remote Participation.

Please register in advance for this meeting. Reference materials, instructions, and access information for this specific meeting will be available 48 hours prior to the meeting on the Commission's agenda and minutes page. This meeting will be conducted in a remote format consistent with Chapter 2 of the Acts of 2023, which further extends certain COVID-19 measures regarding remote participation in public meetings until March 31, 2025. Please note: Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law. This agenda includes those matters which can be reasonably anticipated to be discussed at the meeting.

Agenda

1. Administrative
 - a. Review Meeting Minutes.
 - b. Correspondence Received.
All correspondence is available to the public. For a full list, contact the Conservation Agent at concomm@town.arlington.ma.us.
 - c. Administrative Report.
2. Discussion
 - a. 66-66R Dudley/993 Mass Ave Enforcement Orders.
 - b. Water Bodies Working Group.
 - c. Tree Committee Update.
 - d. CPA Committee Update.
 - e. Park & Recreation Commission Liaison (Next meeting 8/13/24).
 - f. 114-116 Milton Street Certificate of Compliance.
3. Hearings

DEP #091-0363: Notice of Intent: Medford Boat Club (Continued from 06/20/2024).

DEP #091-0363: Notice of Intent: Medford Boat Club (Continued from 06/20/2024).

The Conservation Commission will hold a public hearing under the Wetlands Protection Act and Arlington Bylaw for Wetlands Protection to consider a Notice of Intent for an aquatic management program by the Medford Boat Club located on the Mystic Lakes.

Request for Determination of Applicability: 24 Sheraton Park.

Request for Determination of Applicability: 24 Sheraton Park.

The Conservation Commission will hold a public hearing under the Wetlands Protection Act and Arlington Bylaw for Wetlands Protection for a deck addition to the existing structure at 24 Sheraton Park.

DEP #091-0358: Notice of Intent: 18 Hamilton Road (Continued from 06/20/2024).

DEP #091-0358: Notice of Intent: 18 Hamilton Road (Continued from 06/20/2024).

The Conservation Commission will hold a public hearing to consider a Notice of Intent under the Wetlands Protection Act and Arlington Bylaw for Wetlands Protection for the restoration of Bank associated with Spy Pond at 18 Hamilton Street.

DEP #091-0356: Notice of Intent: Thorndike Place (Continued from 06/20/2024).

DEP #091-0356: Notice of Intent: Thorndike Place (Continued from 06/20/2024).

The Conservation Commission will hold a public hearing under the Wetlands Protection Act to consider a Notice of Intent for the construction of Thorndike Place, a multifamily development on Dorothy Road in Arlington. The Commission expects to continue the hearing to the August 1, 2024, meeting.



Town of Arlington, Massachusetts

Correspondence Received.

Summary:

Correspondence Received.

All correspondence is available to the public. For a full list, contact the Conservation Agent at concomm@town.arlington.ma.us.

ATTACHMENTS:

| Type | File Name | Description |
|----------------------|--|--|
| ▢ Reference Material | Correspondence_Received_-_Mt_Gilboa_-_Anne_Ehlert_1.pdf | Correspondence Received - Mt Gilboa - Anne Ehlert 1.pdf |
| ▢ Reference Material | Correspondence_Received_-_Mt_Gilboa_-_Anne_Ehlert_2.pdf | Correspondence Received - Mt Gilboa - Anne Ehlert 2.pdf |
| ▢ Reference Material | Correspondence_Received_-_Mt_Gilboa_-_Beth_Melofchik.pdf | Correspondence Received - Mt Gilboa - Beth Melofchik.pdf |
| ▢ Reference Material | Correspondence_Received_-_Mt_Gilboa_-_Elisabeth_Carr_Jones.pdf | Correspondence Received - Mt Gilboa - Elisabeth Carr Jones.pdf |
| ▢ Reference Material | Correspondence_Received_-_Mt_Gilboa_-_Genevieve_Oba.pdf | Correspondence Received - Mt Gilboa - Genevieve Oba.pdf |
| ▢ Reference Material | Correspondence_Received_-_Mt_Gilboa_-_Kim_McMaken-Marsh.pdf | Correspondence Received - Mt Gilboa - Kim McMaken-Marsh.pdf |
| ▢ Reference Material | Correspondence_Received_-_Mt_Gilboa_-_Shona_Gibson.pdf | Correspondence Received - Mt Gilboa - Shona Gibson.pdf |
| ▢ Reference Material | Correspondence_Received_-_Mt_Gilboa_-_Sue_Doctorow.pdf | Correspondence Received - Mt Gilboa - Sue Doctorow.pdf |
| ▢ Reference Material | Correspondence_Received_-_Thorndike_Place_-_Helene_Martel.pdf | Correspondence Received - Thorndike Place - Helene Martel.pdf |
| ▢ Reference Material | Correspondence_Received_-_Thorndike_Place_-_Jacob_Evans.pdf | Correspondence Received - Thorndike Place - Jacob Evans.pdf |
| ▢ Reference Material | Correspondence_Received_-_Thorndike_Place_-_Lisa_Friedman.pdf | Correspondence Received - Thorndike Place - Lisa Friedman.pdf |
| ▢ Reference Material | Correspondence_Received_-_Thorndike_Place_-_Mark_McCabe.pdf | Correspondence Received - Thorndike Place - Mark McCabe.pdf |
| ▢ Reference Material | Correspondence_Received_-_Thorndike_Place_-_Michael_Mobile.pdf | Correspondence Received - Thorndike Place - Michael Mobile.pdf |
| ▢ Reference Material | Correspondence_Received_-_Thorndike_Place_-_Michelle_Race.pdf | Correspondence Received - Thorndike Place - Michelle Race.pdf |
| ▢ Reference Material | Correspondence_Received_-_Thorndike_Place_-_Vasanthi_Viswanathan.pdf | Correspondence Received - Thorndike Place - Vasanthi Viswanathan.pdf |
| ▢ Reference Material | Correspondence_Received_-_Mt_Gilboa_-_AHDC.pdf | Correspondence Received - Mt Gilboa - AHDC.pdf |

Future of Mt. Gilboa

Anne Ehlert <annee319@gmail.com>

Thu 6/20/2024 11:16 AM

To: ConComm <ConComm@town.arlington.ma.us>; david.white@arlingtonmm.org <david.white@arlingtonmm.org>

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Dear Conservation Commission,

Thanks for soliciting more community feedback on this important issue. I live on Westminster Avenue and the Mt. Gilboa woods has been a big part of my life during the 24 years I have lived here. Our neighborhood greatly appreciates having this small wild woods in our midst. I attended the meetings held in December at Pierce Elementary School, both the one for neighbors of Mt. Gilboa, and the one for the wider community. It was very clear that an overwhelming majority of participants at both meetings valued the wildness and did not want "improvements" that would infringe on the wildness. The meetings were well attended; the discussions were fruitful and the feedback regarding the woods was clear. Please leave the woods in their natural state, although removal of trash and invasive species would be appreciated. I don't believe signage on the trails is necessary for such a small parcel and it would also detract from the feeling of being in a purely natural spot. I also don't believe it makes sense or is feasible to make the trails at Mt. Gilboa accessible to all, as the land is hilly and unlikely to be truly accessible, and changes to the trails would impact its ability to be an oasis for wildlife and humans. The existing driveway to the house already provides access to a high point of the land and could provide some accessibility depending on the future of the house.

The discussions about the house were interesting. I heard a very strong desire for the land and house property to continue to be conservation land, and an assumption that this would continue. There were a few interesting options discussed relative to the house. The public was very interested in having access to the summit area where the house stands. There were some suggestions for using the house for community purposes, artist studios, a nature center etc., but there was also concern about parking and traffic and concern about selecting a use for the house that would interfere with the wildness of the land. There were strong proponents of removing the house, as it requires repair and renovations and interferes with public access to that land. There was a creative suggestion to leave the staircase if the house is removed. I understand the Town does not wish to be a landlord and rent out the house in the future. The overwhelming majority of residents at the meetings I attended do not want the house and the land it sits on sold to a private individual; there was little or no support for this option at the community meetings, and I was very surprised it is being considered as an option. I do not believe it is an appropriate action to take with our precious conservation land, and there is little support among the residents for this. Given the town's feelings about being a landlord and the issues and costs associated with community use, I believe removing or moving the house is the best option.

Thanks for your attention to this important matter.

Anne Ehlert
Westminster Ave

Mt. Gilboa Feasibility Study Feedback

Anne Ehlert <annee319@gmail.com>

Thu 6/27/2024 10:08 PM

To: ConComm <ConComm@town.arlington.ma.us>; david.white@arlingtontmm.org <david.white@arlingtontmm.org>

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To the Conservation Commission:

I attended the June 20th Conservation Committee meeting, and see from the presentation that the deadline for feedback on the study and alternatives is tomorrow, June 28th. I had written previously, before I attended the June 20th meeting and read the presentation and report, and have also since walked the woods to consider the impact of the three alternatives. I have participated in the study David Morgan sent out, but find I need to also write an email.

It seems clear that the best source of feedback about the future of the woods and house is from the people who know them, have thought about and talked with others about their future, and can best gauge the impact of each alternative. The December feedback meetings were rich, and the feedback was extremely clear - leave the woods as wild as they are, and have the summit (and house if feasible) be a protected conservation area we can enjoy. Also, that process allowed for a wide range of feedback.

Alternative C, selling the house at One Mt. Gilboa and some land to a private buyer, would fly in the face of Conservation, the wishes of those who care about the woods, and would likely create issues between the new owner and those who frequent the woods and want them to remain wild. I am not at all confident this solution would even protect the house, as a private buyer would most likely want to tear it down and build bigger and possibly multifamily housing. Please do not even consider this alternative.

Alternative B, creating an overlook, would appear to require quite a bit of tree/foliage removal to allow for a view, as well as allocating valuable space for a parking lot for several cars. This would impact the current wildness of the woods, and possibly the wildlife. There are currently other accessible areas in town where the Boston skyline is visible, and it doesn't make sense to me to compromise this wild resource for this purpose.

Alternative A is closest to what the residents of Arlington and Mt. Gilboa neighbors have said they want. However, the parking lot would take valuable space, and per the nearby residents who have spoken about this, is not necessary as most visitors walk to the woods. I understand there is a desire in Arlington to make all open space properties accessible to all, but this particular property is steep and not conducive to accessibility. I do not believe there would be much use of the proposed accessible trail, particularly as it leads to the same "viewing area" proposed under Alternative B, which would require removal of trees and foliage to provide a view. Is it then just a steep, marginally more accessible trail to nowhere? It would impact the wildness for what appears to be minimal benefit.

I am in favor of permanently increasing the legal protection of all the current land as true conservation land, and keeping the woods wild - and removing invasive species and adding native plants. I am also in favor of the recommendation to provide more open space areas to link our current spaces, and to increase trees on our streets and throughout Arlington.

Anne Ehlert
Westminster Ave.



Mt Gilboa in Historic Districts which does not administer the demolition delay

Beth Melofchik <bethmelofchik@gmail.com>

Thu 6/27/2024 4:24 PM

To: ConComm <ConComm@town.arlington.ma.us>; Chuck Tirone <ctirone@ci.reading.ma.us>

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Dear ConCom,

There is a troubling mistake in the Mt.Gilboa Report and presentation authored by Ms. Lyons. I believe the house is situated within the Mt.Gilboa Historic District.

Oversight is not by the Historical Commission which administers the 2 year demolition delay but rather by Arlington Historic Districts Commission.

2 groups:

Historical Commission, administers demolition delay
Historic Districts Commission

It appears someone goofed. False options have been presented to the public.

My remarks submitted in the survey are below.

Regards, Beth Melofchik

The Options are based on a mistake, namely demolition of the house. The 2 year demolition delay is administered by JoAnn Robinson and the Historical Commission not by Steve Makowka and the Historic Districts Commission. This house at Mt. Gilboa is situated within an historic district, it is an important distinction. It is not governed by a potential demolition delay. Demolition should not be presented as an option. 3 unworkable options would render your report inoperable, not much of a report; Sloppy and deceiving to the public. The premise presented to the public is a false one.

Please extend the deadline, correct the report, and rework the options.

Comments on the Mt. Gilboa project 90% draft

Elisabeth Carr-Jones <elisabeth@carr-jones.com>

Fri 6/21/2024 3:13 PM

To: ConComm <ConComm@town.arlington.ma.us>

Cc: Elisabeth Carr-Jones <elisabeth@carr-jones.com>

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Hi David,

Unfortunately, I had a conflict and couldn't attend last night's Conservation Commission meeting. I did, however, review the Mt. Gilboa presentation in the reference materials and have some comments. These are my personal thoughts, and are not meant to represent the views of the Open Space Committee.

1. I strongly oppose Concept C, where the land is subdivided and the house parcel sold. The value of that parcel to the Town is far higher as a keystone piece of a larger block of public space than it is as an odd piece of private property. In addition, it's unrealistic to believe the existing house would be retained if that parcel were sold. Anyone purchasing that property in today's market would replace the house.
2. I strongly support an ADA-compliant path to a destination area in the site (as in Concepts A and B), and would prefer that it be constructed of natural materials rather than asphalt. My preference would also be for an informal area (as in Concept A) with seating. Clearing trees and building a structure (as in Concept B) feels inappropriate for this site.
3. I strongly prefer any parking area being beside the road, as in Concept A, because it requires less paved surface on the site and logistically, those wishing to park can easily see if the lot is full without driving up – and back down – a long steep driveway. And constructing a parking lot within the property is more respectful of the neighborhood than the current conditions, with cars parked informally on Park Place.
4. And if the house, garage, and driveway are removed, I support an organized process to create a plan for the regrading, planting, and pathways in that paramount portion of the site, knitting it back into the natural landscape. Providing a thoughtfully-designed footpath to the summit will be especially important, as it will be a natural destination for visitors.

Thank you for all the fine work on this,
Elisabeth Carr-Jones

Mt Gilboa conservation property

Genevieve <viviobaplante@gmail.com>

Wed 6/19/2024 3:00 PM

To: ConComm <ConComm@town.arlington.ma.us>

Cc: Lori Leahy <loribleahy@gmail.com>; Anne Ehler <annee319@gmail.com>; Joanne Cullinane <cullinanejoanne@gmail.com>; David E. White <whitede@gmail.com>; Jordan Weinstein <jordanweinstein@rcn.com>; jwmartin@gmail.com <jwmartin@gmail.com>; Susan Doctrow <srdoctrow@gmail.com>; David Morgan <dmorgan@town.arlington.ma.us>

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Dear Arlington Conservation Commission,

I'm writing to you with my concerns about the future plans for the Mount Gilboa conservation land and house. I have attended all of the meetings, and submitted my feedback before, but do not feel that the Commission has truly listened to citizens' concerns when making their plans. After the last meeting, I feel that it is important to restate my concerns. I was dismayed when the option of selling the house to a private party was discussed. Never was this ever presented as a possibility in prior meetings. In fact, I recall that the house was never intended to be sold as part of the original agreement when the town purchased the property. I felt blindsided, as did much of the community who attended the meeting. I wonder if there is an ulterior motive behind selling the house— would that money then be used to try to develop the land more for accessible trails or something like that, or would it be used for another project? Not only would selling the house be detrimental to the community and wildlife, it could potentially drastically change the environment of the woods— one of the last truly wild conservation lands in Arlington. The house is literally in the center of the woods, and the plot surrounding the house is actually quite large (much of the house property is used in its current state by the general public and wildlife). If someone were to purchase the property, this could completely change everything. I shudder to think about the impact of the erection of a fence, lighting, etc. would have (all of which a new owner would probably want to do considering its location).

I, along with many others, advocate for the house to be removed, as I believe it would truly be the best solution. The house is at the highest point in the property with gorgeous vistas only accessible from the area behind the house, so why not make that accessible by removing the house? Furthermore, I believe that all trails should stay the way they are, with perhaps minimal support to prevent erosion and to remove invasives. If the larger main path that runs from Crescent Hill to Alpine were to change in size and be paved, people would start using it more as a cut through, along with riding their bikes, and in turn the rest of the woods would be affected. It could potentially increase the amount of people using the woods in a very detrimental way. Wildlife would be pushed out, and the peaceful environment would be destroyed.

I don't believe that all natural spaces should be fully accessible to all humans. Contrary to how we sometimes behave, humans aren't the most important species on this planet, nor should we try to make everything for us to use at our disposal. With climate change on the rise, are we really looking to "repurpose" more green space and untouched habitat in our community?

I've lived in Arlington for more than 20 years, and have loved the fact that there are so many accessible green spaces, with even more nearby in our neighboring communities, but with more buildings being built all throughout Arlington and beyond, can we not please protect the little bit of wilderness that we still have? We have the nearby beautifully and newly redesigned reservoir (wonderfully accessible to all), along with McLennan Park and other parks all throughout Arlington. As it is, Mount Gilboa acts as a natural gateway for animals, connecting Whipple Hill, the Summer St./McClennan wetlands and swamp area, the Reservoir, and Great Meadows. I have seen foxes, coyotes, raccoons, red tail hawks, owls and several species of birds, garter snakes, and even rare moths in the woods of Mt Gilboa, along with people of all ages respectfully enjoying untouched nature. There's even a patch of endangered ladyslipper orchids on the property near the house. I urge you to please listen to the community and do not develop or change the space. If anything, please just remove the house and restore the land to its natural state like the area surrounding it.

Respectfully,
Genevieve Oba

Tomorrow night's meeting

Kim McMaken-Marsh <kimmcmaken12@gmail.com>

Wed 6/19/2024 6:08 PM

To:ConComm <ConComm@town.arlington.ma.us>

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I have received the Mt Gilboa Feasibility Study to be reviewed at the June 20 meeting. I will attend the beginning of the meeting but I have an 8:00 commitment so I will not be there for the end. I am sending my thoughts ahead of time.

I live in the Mt Gilboa neighborhood on Westmoreland Ave. I walk in Mt Gilboa more than 5 times a week, and I know that it's an important community resource.

I have strong negative feelings about inviting a private property holder to buy part of the wild land. (Option C in the study). I believe that the land should be kept as wild as possible, as habitat for the ecosystem, and as habitat for the humans who live around it, from families walking their dogs to children heading to Peirce in the morning. Creating private property in the middle of the parcel would significantly decrease its function as wild land.

Although I was not able to attend the neighborhood discussions (due to COVID) I have kept abreast of the notes. This "final report" is the first I have heard of selling the property in a long time. I must say I am very surprised the discussion has taken this turn.

It makes me wonder whether it's only being put forth so that many people will say "I'm happy with A or B- as long as it's not C!"

Thank you for your important work for the town!

Kim McMaken-Marsh
39 Westmoreland Ave

Sent from my phone

Mugar wetlands

Gibson (She/Her/Hers), Shona <shgibson@challiance.org>

Thu 6/20/2024 4:55 PM

To:ConComm <ConComm@town.arlington.ma.us>

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Dear Conservation Commission members,

Firstly, thank you for the time and talent you generously give to protect the natural resources of our town.

I write to the Commission today to join my voice with others who have commented on how a large development on the Mugar Wetlands would negatively impact the area.

Please consider the potentially devastating effect of flooding on the homes in this congested area between Rte 2 and Mass Ave. We already deal with street and basement flooding every time there is heavy rain. We had 6" of water in our basement here on Mary Street even though we had a working sump pump at the time. Ten years ago we spent \$7000 to put in a French drain and a second sump pump. It runs constantly when it rains and we were afraid it would fail this year when the catch basin in the front of our yard started to overflow. Several neighbors run hoses from their basements out over the sidewalk to street drains. When it rains a pond forms in front of our neighbor's home at the low point of this block. She's had to have extensive work done to treat mold in her basement.

Please stand up for us against the hubris of developers who seek to minimize the fact that these wetlands are what allows this neighborhood to stay dry - most of the time.

With appreciation for all you do,

Shona Gibson
107 Mary Street
Arlington, MA

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Re: Mt. Gilboa Feasibility Study 90% Draft Presentation Thursday

Doctrow Susan <srdoctrow@gmail.com>

Wed 6/19/2024 5:36 PM

To: viviobaplante@gmail.com <viviobaplante@gmail.com>

Cc: whitede@gmail.com <whitede@gmail.com>; Mt Gilboa neighborhood List <mt-gilboa-neighborhood-list@googlegroups.com>; ConComm <ConComm@town.arlington.ma.us>; Rowe Clarissa <clarissa.rowe@comcast.net>; Swanson David <dswanson922@gmail.com>

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Apparently, sale as a private home is still on the table, to be presented as one of three concepts by the consultants. So it is imperative that people provide their input by June 27, as David White's notice indicated.

If it is to be retained as a residence, instead of torn down to reclaim the land, I believe it would be preferable to keep it all under town ownership and perhaps lease the house to another party to repair it and utilize it in a way that could be specified by the Conservation Commission/town (e.g. a quiet rental residence, as it has been used before). The requirements could include allowing access of the land at the top of the hill by the public. I'm surprised that a similar leasing option was not proposed and that jumping into subdividing and selling the housing lot was, instead. A longterm lease to a responsible party such as the HCA or AHA (if they are interested) would, I think, be better than the consultant's Option C. Though, I tend to favor reclaiming the top of the hill (i.e. tearing down the house and garage) at this point.

I am cc'ing some other Community Preservation Act Committee (CPAC) members to keep them in the loop, as our committee recommended that Town Meeting fund this feasibility study and I believe that it was never the intent that selling any conservation land was to be under consideration. I am not speaking here on behalf of the CPAC but have discussed this concern with other committee members (and, then, we put it on the agenda of our last CPAC meeting, open to the public). Here I am cc'ing Dave Swanson because he and I are now co-chairs of CPAC and Clarissa Rowe (our most recent chair, who, I'm very glad, is staying on CPAC but nominated us at our most recent meeting to replace her as co-chairs). I believe that CPAC member Leslie Mayer, who lives on Crescent Hill, is already on this list and CPAC member Brian McBride is also a Conservation Commission Associate Member so will receive the meeting materials and our emails. I hope that some can attend the meeting on Thursday. But, in any case, I plan to attend and will report back to the rest of CPAC (though we don't meet again until the fall because of our grant review cycle).

Sue

Meeting materials are now available here:

Coversheet
arlington.novusagenda.com



Sent from my iPad

On Jun 19, 2024, at 5:02 PM, Doctrow Susan <srdoctrow@gmail.com> wrote:

I agree, Genevieve. As commented earlier, it alarmed me, too, that sale to a private party was even on the table. I wrote an email to the Conservation Commission about it and I hope that others did, too. (I see that you did and thank-you for that). My email is in the public record (in their meeting records; I forgot which date but can look that up) but I'm glad to share it with others if you can't find it.

Sent from my iPad

On Jun 19, 2024, at 2:09 PM, Genevieve <viviobaplante@gmail.com> wrote:

Thanks for sharing this information. I think it's still really important that our community continues to share our feedback and participates in further discussions. During the last meeting, I was very alarmed that they brought up selling the house to a private buyer as a possibility. The plot surrounding the house is quite

large and could severely impact the wildlife and environment of the woods as a whole--especially if fences were erected. I'm wondering what the money would be used for in selling the property? Would it be used to put in "accessible trails," or for some other purpose? I would appreciate more transparency from the Conservation Commission.

Genevieve

On Tue, Jun 18, 2024 at 12:23 PM David White <whitede@gmail.com> wrote:

Mt. Gilboa Feasibility Study 90% Draft Presentation

At Thursday night's Conservation Commission meeting, Martha Lyon Landscape Architecture and Community Circle will present draft findings and recommendations for the Conservation Commission owned property at Mt. Gilboa. Feedback on the findings and recommendations will be collected by the Town for a week following the presentation, with feedback due by June 27th. Please find materials and registration details on [the Conservation Commission webpage](#).

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To unsubscribe from this group and stop receiving emails from it, send an email to mt-gilboa-neighborhood-list+unsubscribe@googlegroups.com.

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Mugar Wetlands hearings

HELENE M MARTEL <helenemartel@verizon.net>

Wed 6/19/2024 5:34 PM

To: ConComm <ConComm@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Neighbors,

I would like to attend the upcoming meetings of June 20, July 11th and 25th via Zoom.

I've resided at 7 Osborne Road in East Arlington for 26 years and continue to have to manage flooding after moderate and strong rain events. Our basement use is very limited due to the water seepage. I don't need an environmental engineering degree to know that this FEMA floodplain cannot withstand the massive proposed Thorndike Place project and will drive us long term residents out of our beloved safe, quiet and close knit neighborhood.

I look forward to the hearings to express vehement opposition.

Thank you,

Helene Martel

Thorndike Place Wetlands

Jacob Evans <jevans478@gmail.com>

Thu 6/20/2024 1:25 PM

To:ConComm <ConComm@town.arlington.ma.us>

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Good afternoon, my name is Jacob Evans, I live on Margaret Street in East Arlington, and I wanted to reach out in regards to the Mugar Wetlands/Thorndike Place Wetlands permit. I've lived in this neighborhood for seven years now, and I've been routinely surprised in that time by the sheer variety of wildlife I've seen in the area, including whitetail deer spotted just outside the planned build area. I appreciate that the town needs the housing (especially near the T), and is working to meet its requirements. I just want to ask you to carefully consider the scope of the project and the impact on the (frankly scant) remaining habitats.

Thank you for your time,

Jacob Evans

P.S I'm sure the Save the Mugar Wetlands Coalition will make this point but it does appear that most of the existing neighborhoods were built on some kind of filled-in wetland given how at least half the houses are running sump pumps steadily during even mild rainstorms. I can appreciate their concern over the impact new construction and impermeable surfaces will have on the surrounding area, though my concern is more with habitat/environmental impacts.

Dear Conservation Commission members:

I have been attending the Conservation Commission (ConComm) meetings on the proposed Thorndike Place for many months. I appreciate the ConComm members' efforts to come to a considered, fair, and evidence-based decision about the proposed development. But more and more when I'm Zooming into these meetings, I have been thinking about Rachel Carson, the mother of our modern environmental movement. Rachel Carson tied the impact of human actions (in her case, DDT, in our case, a large housing development abutting a wetland) to short- and long-term adverse environmental effects. If it weren't for Rachel Carson, I suspect that Arlington would not have a Conservation Commission, or have eagles nesting above Spy Pond and Mystic Lakes, or that some ConComm members might not have gone into environmentally-oriented careers. As I listen to the ConComm discussions about groundwater mounding analyses and the likely exacerbation of neighborhood flooding if Thorndike Place is built, I think: what information would Rachel want to decide whether to approve, or reject Thorndike Place? how might she advise the ConComm members? What would Rachel do?

Rachel Carson relied not only on her own astute, scientific observations, but also paid attention to multiple sources of data. For example, a letter from a friend describing birds dying following DDT spraying was said to be the impetus for her iconic work, *Silent Spring*. The ConComm has received scores of letters from neighbors describing current flooding and concerns of increased flooding and environmental degradation should Thorndike Place be built. I ask the ConComm to pay serious attention to these letters -- these provide critical data -- in addition to testimony from hydrology experts and the well data on groundwater levels.

As the ConComm hearings on Thorndike Place draw to a close, please ask yourselves: what would Rachel do? I think we would all agree that she advise the ConComm members to reject the Thorndike Place development on the grounds of adverse effects on the wetlands, strong likelihood of increased flooding, and compromising this area of East Arlington for current and future generations. For these reasons, please do not approve the Thorndike Place development.

Sincerely,

Lisa Fredman
63 Mott Street
Member, Coalition to Save the Mugar Wetlands

Save the Mugar Wetlands

Mark McCabe <arkman659@gmail.com>

Sun 7/7/2024 3:29 PM

To: ConComm <ConComm@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Conservation Committee Members,

I am writing to you to "Save the Mugar Wetlands", they are a true buffer to reduce flooding in the surrounding residential areas of East Arlington. They also serve as a buffer to reduce flooding of the Thorndike playing Fields. This development will not only affect the abutting neighborhood but the whole Town. I include the whole Town because of the flooding in Thorndike Field that is used by all Arlington youth sports will be impacted.

I have followed the Thorndike Place development since the first meeting at Hardy School back in 2016. When a group representing the development were present to answer any questions or concerns about the development. They were very elusive to answer any questions directly. They used words like: "possibly, not sure, will need further review", and many other indirect answers to the Neighborhood concerns. Recently I read that they were going to refuse to do another survey water test reading. I consider this response to be a way to say " We are going to go ahead and do whatever it takes to complete this project.

They have continued to carry this on, waiting for the residents and Community leaders to say we can't prolong this project.

In addition to flooding of the neighborhoods it will also create an overload of traffic on Lake Street, since the only access to the development will be from Lake Street.

I urge the Conservation Commission to stop the development. As a resident for over 40 years in the neighborhood I have seen many changes but this would be catastrophic.

Thank you for your service on the Conservation Commission,

Mark William McCabe
4 Dorothy Road
Arlington , MA 02474

July 8, 2024

Town of Arlington, Massachusetts Conservation Commission
C/O Mr. Charles Tirone, Chair
730 Mass Ave. Annex
Arlington, MA 02

VIA EMAIL

RE: Thorndike Place, Dorothy Road, Arlington, Massachusetts – Summary of Key Issues in Response to BSC Letter Dated June 10, 2024

Dear Chairman Tirone and Commission Members,

This letter transmits a table summarizing several key issues identified through our reviews of information presented by BSC Group on behalf of Arlington Land Realty, LLC (collectively referred to herein as “the Applicant”). The critical issues presented in the table pertain to the Applicant’s calculations and assessments of the following:

- Estimated Seasonal High Groundwater (ESHGW)
- Groundwater Mounding Due to Proposed Stormwater Infiltration

Most importantly, the table highlights how the Applicant is misinterpreting guidelines within the Massachusetts Stormwater Handbook (MSH) relating to conducting their groundwater mounding analysis. The misinterpretation leads to an analysis that fails to properly evaluate the potential for adverse hydraulic effects due to groundwater mounding. This position has been confirmed by senior stormwater compliance representatives at MassDEP, who—as shown through documented communications—agree that the Applicant’s current analysis is inappropriately designed.

To ensure the Applicant’s stormwater design demonstrably complies with the Stormwater Standards and adheres to the guidelines set forth within the MSH, the issues summarized in this letter must be addressed.

Sincerely,



Scott W. Horsley
Water Resources Consultant



Michael Mobile, Ph.D., CGWP
President – McDonald Morrissey Associates, LLC

Attachments:

- A) Table 1 - Summary of Issues in Response to BSC Letter Dated June 10, 2024

MAM/SWH

\\mma-server\Data\1_Projects\Arlington\Thorndike_Place\7_Reports_and_Memos\FINAL_Summary_of_Key_Issues_7-8-24.docx

Table 1 - Summary of Issues in Response to BSC Letter Dated June 10, 2024

| Index | Issue | Description | Non-Compliance Aspect | Key Reference Document(s) |
|-------|---|---|--|---|
| 1 | Est. Seasonal High Groundwater (ESHGW) Information/data basis | <ul style="list-style-type: none"> Applicant's proposed ESHGW elevation is unreliable and inconsistent with the Mass. Stormwater Handbook definition (Vol. 3, Ch. 1, p. 12). No reliable redoximorphic features were observed/reported at the proposed location of the large stormwater infiltration area (INF-1). Applicant's groundwater level measurements missed recent high conditions, as evidenced by groundwater measured at El. 4.4 feet (approx.) in abutter's monitoring well on Dorothy Road during 3/29/24. <p>Bottom Line: upward adjustment to Applicant's currently proposed ESHGW condition is warranted.</p> | Mass. Stormwater Handbook (Vol. 3, Ch. 1.) | <p>Horsley letter - May 16, 2024 Link: https://www.arlingtonma.gov/home/showpublisheddocument/70437/638542142240130000</p> |
| 2 | ESHGW Erroneous Frimpter adjustment attempt | <ul style="list-style-type: none"> Applicant's previous attempt at applying "Frimpter" upward adjustments to measured water levels was shown to be erroneous. When corrected, the results of a "Frimpter" adjustment no longer supported Applicant's claim that a 4-foot ESHGW elevation is reliable. Rather than correcting their calculations and continuing to use the same approach (i.e., Frimpter), Applicant is now claiming/suggesting an adjustment is no longer necessary. <p>Bottom Line: upward adjustment to Applicant's currently proposed ESHGW condition is warranted.</p> | Mass. Stormwater Handbook (Vol. 3, Ch. 1.) | <p>MMA letter - March 29, 2024 Link: https://www.arlingtonma.gov/home/showpublisheddocument/69439/638476657294300000</p> <p>MMA update - May 16, 2024 Link: https://www.arlingtonma.gov/home/showpublisheddocument/70435/638542142234370000</p> <p>Horsley letter - May 16, 2024 Link: https://www.arlingtonma.gov/home/showpublisheddocument/70437/638542142240130000</p> |
| 3 | ESHGW Acceptable vertical separation(s) | <ul style="list-style-type: none"> Applicant's proposed ESHGW condition is unreliable and does not conform with recommended MassDEP methods. Any upward adjustment to the ESHGW would require modification(s) to Applicant's proposed stormwater design. <p>Bottom Line: following establishment of a reliable and representative ESHGW condition, Applicant should demonstrate how the required minimum vertical offset is being provided for all proposed stormwater infiltration systems.</p> | Mass. Stormwater Handbook (Vol. 1, Ch. 1.) | <p>MMA letter - March 29, 2024 Link: https://www.arlingtonma.gov/home/showpublisheddocument/69439/638476657294300000</p> <p>MMA update - May 16, 2024 Link: https://www.arlingtonma.gov/home/showpublisheddocument/70435/638542142234370000</p> <p>Horsley letter - May 16, 2024 Link: https://www.arlingtonma.gov/home/showpublisheddocument/70437/638542142240130000</p> |
| 4 | Groundwater Mounding Approach and design | <ul style="list-style-type: none"> Applicant is misinterpreting guidance provided within the Mass. Stormwater Handbook relative to conducting a stormwater-focused groundwater mounding analysis. Applicant continues to limit their modeling to the Required Recharge Volume even though they plan to infiltrate significantly greater volumes during storm events. Applicant's analysis of their proposed design does not take into account severe groundwater mounding during storm events (or any associated reductions in stormwater infiltration rates). Not representing such reductions in HydroCAD, as is the case relative to Applicant's current analysis (i.e., their HydroCAD simulations assume unimpacted, free infiltration/drainage), renders assessments of compliance with Stormwater Standard 2 non-conservative and invalid. <p>Bottom Line: this position has been confirmed through communications with senior stormwater compliance representatives at MassDEP. As reinforced by MassDEP, Applicant should be using the total volume and duration of infiltration predicted for the largest storm that the proposed system is designed to attenuate (i.e., the 100-year, 24-hour storm) as input to their groundwater mounding calculations.</p> | <p>Stormwater Standard 2</p> <p>Mass. Stormwater Handbook (Vol. 3, Ch. 1.)</p> | <p>Horsley letter - May 16, 2024 Link: https://www.arlingtonma.gov/home/showpublisheddocument/70437/638542142240130000</p> <p>MMA letter - April 26, 2024 Link: https://arlington.novusagenda.com/agendapublic/AttachmentViewer.aspx?AttachmentID=211938&ItemID=17989</p> <p>MMA presentation - May 2, 2024 Link: https://www.arlingtonma.gov/home/showpublisheddocument/70129/638512982819900000</p> |
| 5 | Groundwater Mounding Acceptable mounding predictions | <ul style="list-style-type: none"> Severe groundwater mounding during storm events may reduce infiltration rates, which will likely translate to increased rates of system overflow. <p>Bottom Line: to illustrate the proposed system will meet pre-to-post runoff rate requirements under Stormwater Standard 2, Applicant should provide a physically representative analysis that complies with MassDEP expectations and shows:</p> <ol style="list-style-type: none"> groundwater mounding during storm events will not impact infiltration rates (i.e., will not reach the proposed stormwater infiltration system bottoms), and/or the effect of groundwater mounding will not reduce infiltration rates to the point where post-development runoff rates exceed pre-development runoff rates. | <p>Stormwater Standard 2</p> <p>Mass. Stormwater Handbook (Vol. 3, Ch. 1.)</p> | <p>Horsley letter - May 16, 2024 Link: https://www.arlingtonma.gov/home/showpublisheddocument/70437/638542142240130000</p> <p>MMA letter - April 26, 2024 Link: https://arlington.novusagenda.com/agendapublic/AttachmentViewer.aspx?AttachmentID=211938&ItemID=17989</p> <p>MMA presentation - May 2, 2024 Link: https://www.arlingtonma.gov/home/showpublisheddocument/70129/638512982819900000</p> |

Save the Mugar wetlands

Comcast <michellerace@comcast.net>

Thu 6/20/2024 6:54 AM

To: ConComm <ConComm@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Flooding has impacted our neighborhood for decades. If this is allowed, it could be catastrophic and resident do not need this. Please stand up for the residence of Arlington thank you.

Sent from my iPhone

Flooding and ground water

Vasanthi Viswanathan <vasanthi.s.viswanathan@gmail.com>

Fri 6/21/2024 10:48 AM

To: ConComm <ConComm@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

I am resident of East Arlington (at the corner of Mott St. and Little John) and wanted to bring to the commission's attention the amount of street level and ground water flooding our neighborhood experiences after rain events. The street becomes something of a small lake, taking hours to drain and we have double sump pumps that run overtime to keep our basement dry. Similarly, we've seen our neighbors pumping water out of flooded basements.

Obviously, any further perturbations to drainage in this area that would have negative consequences is a significant concern for us.

Thank you,

Vasanthi



ARLINGTON HISTORIC DISTRICT COMMISSIONS

Carol Greeley, Executive Secretary
c/o Department of Planning and Community Development
Town Hall Annex - First Floor
730 Massachusetts Avenue
Arlington, MA 02476

July 5, 2024

Mount Gilboa Feasibility Study Team
c/o David Morgan, Conservation Agent
Planning & Conservation Departments
Town of Arlington
Town Hall Annex
730 Mass Avenue
Arlington, MA 02476

Re: AHDC Comments on the 90% Mount Gilboa Feasibility Study

Dear Study Team,

I have been authorized by the Arlington Historic Districts Commission (AHDC or Commission) to communicate with the Mount Gilboa Feasibility Study Team regarding the recently distributed "90%" Mount Gilboa Feasibility Study. We appreciate the willingness to keep the comment period open longer to receive the feedback of the committee.

As you know, the Mount Gilboa property including the house and garage structures is located in the Mt. Gilboa/Crescent Hill Street Historic District and thus falls under AHDC jurisdiction. The Commission applauds the Town's efforts to develop a plan for the area that reflects its unique environmental and historical attributes. The Commission appreciated the presentation made earlier in the year and the fact that the study contains significant references to the location's historical record.

We provide the following comment for your consideration:

1. This structure is a contributing structure to the Mt. Gilboa/Crescent Hill Street Historic District. As documented in the presentation, the house has important ties to Arlington's history and unique architectural features that were deemed by the town to be worthy of preservation. The AHDC is required under its bylaw to consider these factors when considering jurisdictional changes to the property.
2. The studies' Vision Statement on page 8 minimizes the historic aspects of the property that were highlighted in the AHDC presentation and discussed elsewhere in the draft report. The last bullet should be moved up and specifically reference the connection of the site and structures as contributing historical resources.

3. The 90% study references the town's "Demolition Delay Bylaw." However, this bylaw is not applicable to structures located within a local historic district.¹ Such references should be removed from the text. (see e.g., p 21 text and box).
4. Instead, the report should emphasize that any most exterior changes, such as exterior alterations subject to public view, would require Certificate of Appropriateness (COA) based on an application for such change(s) and a legally required public hearing. In conducting such a hearing, the Commission would be guided by the relevant Town By-Law (Title VII), State Law (40C), and the Commission's published Design Guidelines.
5. These relevant portions of the report should emphasize the multiple overlapping public interests at play.
6. The description of the AHDC on page 21 seems to suggest that the Commissions are a barrier to achieving ADA compliance. We believe this impression is inconsistent with the Commissions' efforts find ways to both allow for needed access and preserve important historical and or architectural features. Perhaps saying something like, "providing ADA access for public uses may require collaboration with the AHDC."
7. Options: The study includes at least two "concepts" which envision demolition of the existing historic structures. Since this demolition delay concept is not applicable here, the AHDC respectfully asks that the consultants reconsider the recommendations to better reflect the this fact and the multiple competing interests including the historical nature of the resource.
 - a. Specifically, Concept B should be revised to preserve one or both of the structures while providing access to a public overlook on the site. Absent an immediate viable use of the structure for public purposes, a maintenance plan could be developed to stabilize, repair, maintain at least the exterior fabric of the structure. It seems that the existing issues do not threatened the integrity of the structure itself and the issues are likely the consequence of a lack of ongoing preventive maintenance over time (repointing brick joints, etc).
 - b. Concept C: Have the consultants considered an alternative to outright sale such as 1) leasing the structure with the funds raised being used to make needed repairs, 2) leasing for a medium term at below market rates subject to financial commitments by the leasing party to invest in a program of improvements, 3) or other forms of public/private partnerships that might be possible while preserving public access and the existing "wildness" of the surroundings?
8. Finally, there might be a transcription error in the description on page 14 of "U.S. Army soldiers, settting up searchlights intended to intercept communications...." However, we think this should be "antennas" instead of "searchlights" since the latter cannot intercept communications.

¹ That Demolition Delay Bylaw is administered by the Arlington Historical Commission, chaired by JoAnn Robinson, and is applicable to structures on Arlington's historic inventory which are located outside of Arlington's seven local historic districts.

The Commission is happy to collaborate on creative solutions that meet multiple Town objectives. We hope that the comments offered above are helpful and trust that they can be integrated into the final product.

Sincerely,



Stephen Makowka
Chair, AHDC

cc: Martha Lyon, Consultant
Nathaniel Stevens, Conservation Commission
Carol Greeley AHDC Executive Secretary
AHDC Commissioners



Town of Arlington, Massachusetts

66-66R Dudley/993 Mass Ave Enforcement Orders.

Summary:

66-66R Dudley/993 Mass Ave Enforcement Orders.

ATTACHMENTS:

| | Type | File Name | Description |
|---|-----------------------|---|---|
| ▢ | Reference Material | 66_Dudley_Site_Visit_Photos_6.20.24.pdf | 66 Dudley Site Visit Photos 6.20.24.pdf |

66 Dudley photos

Nathaniel Stevens <nstevens@McGregorLaw.com>

Thu 6/20/2024 9:39 PM

To:David Morgan <dmorgan@town.arlington.ma.us>

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Thanks,

Nathaniel



Town of Arlington, Massachusetts

114-116 Milton Street Certificate of Compliance.

Summary:

114-116 Milton Street Certificate of Compliance.

ATTACHMENTS:

| | Type | File Name | Description |
|---|--------------------|-----------------------------------|-----------------------------------|
| ▢ | Reference Material | 114-116_Milton_St_COC_Memo.pdf | 114-116 Milton St COC Memo.pdf |
| ▢ | Reference Material | 114-116_Milton_St_COC_Package.pdf | 114-116 Milton St COC Package.pdf |

RE: 114 Milton Street - MassDEP File # 091-0293

Chuck Samiotes <CSamiotes@Samiotes.com>

Tue 7/9/2024 8:45 AM

To: David Morgan <dmorgan@town.arlington.ma.us>

Cc: 'psperos@gmail.com' <psperos@gmail.com>; 'elaine.speros@gmail.com' <elaine.speros@gmail.com>; 'James D. Speros' <jim.speros@gmail.com>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi David:

It was nice to chat last week.

In 2022, the Spiros Family planted a Red Maple Tree at 114 Milton Street in order to comply to the request of the Arlington Conservation Commission. At that time, this was the only outstanding issue regarding a Certificate of Compliance for the aforementioned property (MassDEP File # 091-0293).

At the time of the Red Maple Tree planting, we were informed that the Certificate of Compliance would be issued when the tree was in its third season which would illustrate survivability.

We are now in year 3. Below are photos that I took just last week (June 24, 2024). Also I have continued the E-mail thread of the installation 3 three years ago which illustrate the tree as well as the nursery tags still on the tree.

2024 Photos:



I understand we will be on the Arlington Conservation Commission agenda on July 11, 2024 and that I may attend electronically. If you have any questions, please do not hesitate to call me on my cell at 508.246.8877.

Thanks,

Chuck

Charles G. Samiotes, PE
Founding Principal

Samiotes Consultants, Inc.

Civil Engineers + Land Surveyors
 20 A Street
 Framingham, MA 01701-4102
 t 508.877.6688 ext. 15
 f 508.877.8349
 c 508.246.8877

e csamiotes@samiotes.com

w www.samiotes.com



A Massachusetts WBE & DBE Certified Company

From: Chuck Samiotes

Sent: Tuesday, August 23, 2022 4:22 PM

To: David Morgan <dmorgan@town.arlington.ma.us>

Cc: psperos@gmail.com; elaine.speros@gmail.com; James D. Speros <jim.speros@gmail.com>

Subject: 114 Milton Street - MassDEP File # 091-0293

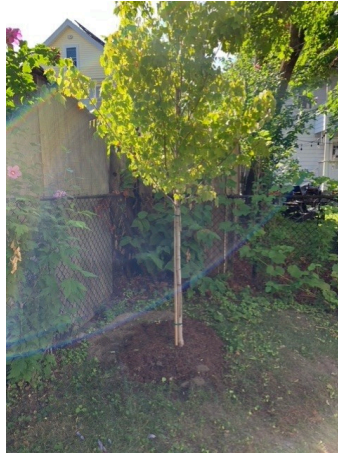
Hi David:

Thank you for taking my call today, and your guidance in the past.

Attached is a letter to the Arlington Conservation Commission regarding the addition Red Maple tree planted on Saturday, August 13.

Aside from the attached letter. I've embedder the photos in the Email to allow a clear view that you can expand to get a better view.

I trust this will satisfy the request of the Arlington Conservation Commission for a path to Certificate of Compliance. If you have any questions, Please do not hesitate to call me on my cell at 508.246.8877.



Thanks,

Chuck

Charles G. Samiotes, PE
Founding Principal

Samiotes Consultants, Inc.

Civil Engineers + Land Surveyors
 20 A Street
 Framingham, MA 01701-4102
t 508.877.6688 ext. 15
f 508.877.8349
c 508.246.8877
e csamiotes@samiotes.com
w www.samiotes.com



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TOWN OF ARLINGTON
MASSACHUSETTS
CONSERVATION COMMISSION

CERTIFICATE OF COMPLIANCE CHECKLIST

Project Street Address: 114-116 Miller St

DEP File No: 011-0293

Applicant: Chuck Samiotes /
Peter Sperus

Site Visit Date: 06.16.22

| <input type="checkbox"/> All materials submitted and compliant with Order of Conditions | | |
|---|--|---|
| As-built Plan | <input type="checkbox"/> Submitted <input type="checkbox"/> Stamped <input type="checkbox"/> Dated | N/A |
| Special Conditions | <input type="checkbox"/> Additional materials required (Condition # _____) <input type="checkbox"/> Additional materials submitted | |
| | Condition # <u>37</u> <u>Previous surfaces to remain</u> | <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> Non-compliant |
| | Condition # <u>38</u> <u>Landscaping installed to AAN standard</u> | <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> Non-compliant |
| | Condition # <u>39</u> <u>Underground storage installed + maintained</u> | <input type="checkbox"/> Compliant N/A <input type="checkbox"/> Non-compliant |
| Project Narrative | <input type="checkbox"/> Notes changes | |
| Describe changes <u>One white pine and one peach tree removed</u> | | |
| Site Visit | <input checked="" type="checkbox"/> Site conditions acceptable <input type="checkbox"/> Site conditions unacceptable | |
| Recommendation | <input checked="" type="checkbox"/> Issue Certificate of Compliance <input type="checkbox"/> Do not issue Certificate of Compliance | |

July 5, 2022

Arlington Conservation Commission
730 Massachusetts Avenue Annex
Arlington, MA 02476

Re: 114 Milton Street –
MassDEP File # 091-0293

Dear Arlington Conservation Commission:

Pursuant to the Order of Conditions for 114 Milton Street, Arlington, MA (MassDEP File # 091-0293), this is a "Professional Engineers Written Statement" for the Certificate of Compliance.

Also included in this request is:

1. WPA Form 8A – Request for Certificate of Compliance
2. Southern Middlesex County image of "Order of Conditions" and "Extension" Recording.

I, Charles Samiotes, PE (31865), hereby certify, to the best of my knowledge and understanding, the following:

1. The work performed under the Order of Conditions for 114 Milton Street has been completed.
2. The work is in "substantial compliance" with the plans noted in the Order of Conditions.

If you have any questions, or require further information, please do not hesitate to call me on my cell at 508.246.8877.

Respectfully submitted,

A handwritten signature in blue ink, which appears to be "Charles G. Samiotes", is written over a circular professional seal. The seal is purple and contains the text "COMMONWEALTH OF MASSACHUSETTS", "ENGINEER", "CHARLES SAMIOTES", "NO. 31865", "CIVIL", and "REGISTERED PROFESSIONAL ENGINEER".

Charles G. Samiotes, PE
Principal

Samiotes Consultants, Inc.
Civil Engineers + Land Surveyors

20 A Street
Framingham, MA 01701-4102

T 508.877.6688
F 508.877.8344

www.samiotes.com



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 8A – Request for Certificate of Compliance
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

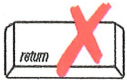
DEP File Number:

091-0293
Provided by DEP

A. Project Information

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

Charles G. Samiotes (PE 31865) - Representing Peter Speros (Applicant/Owner)

Name

114 Milton Street

Mailing Address

Arlington

City/Town

617 593-9043

Phone Number

MA
State

02474
Zip Code

2. This request is in reference to work regulated by a final Order of Conditions issued to:

Peter Speros

Applicant

June 7, 2018

Dated

091-0293

DEP File Number

3. The project site is located at:

114 Milton Street

Street Address

Map 004.0 - Block 0004

Assessors Map/Plat Number

Arlington
City/Town

0002.0
Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

Same

Property Owner (if different)

Southern Middlesex

County

78015
Book

38
Page

Not Applicable

Certificate (if registered land)

5. This request is for certification that (check one):

☒ the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

☐ the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

☐ the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 8A – Request for Certificate of Compliance

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

091-0293

Provided by DEP

A. Project Information (cont.)

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

☒ Yes

If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

☐ No

B. Submittal Requirements

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).

masslandrecords.com

Southern Middlesex Recorded/Registered Land

* Business Last Name

Speros



Peter

Recorded Land Name Search (Dates Available: 01/01/1900-Current) Business/Last Name: Speros First Na
7/5/2

[Select All](#)
[Invert Selection](#)
[Deselect All](#)
[Print Search Result](#)
[View: 20 Page](#)
[50 Page](#)
[100 Page](#)

| Type | Name/Corporation | Book | Page | Type Desc. | Rec. Date | Street # | Property Descr |
|-----------------------------|---------------------------------------|-----------------------|---------------------|--|----------------------------|-----------------------------------|-------------------------------|
| <input type="checkbox"/> GR | SPEROS PETER | 14283 | 246 | DEED | 5/8/1981 | BERKELEY ST | LOT I 240 P24 |
| <input type="checkbox"/> GT | SPEROS PETER | 14283 | 246 | DEED | 5/8/1981 | BERKELEY ST | LOT I 240 P24 |
| <input type="checkbox"/> GR | SPEROS PETER | 14283 | 247 | DEED | 5/8/1981 | BERKELEY ST | LOT O 240 P34 |
| <input type="checkbox"/> GT | SPEROS PETER | 14283 | 247 | DEED | 5/8/1981 | BERKELEY ST | LOT O 240 P34 |
| <input type="checkbox"/> GR | SPEROS PETER | 28931 | 194 | DECLARATION OF HOMESTEAD | 8/5/1998 | 27B BERKELEY | |
| <input type="checkbox"/> GR | SPEROS PETER | 64296 | 305 | DISCHARGE | 9/29/2014 | 27 BERKLEY ST | |
| <input type="checkbox"/> GT | SPEROS PETER | 70968 | 560 | DEED | 5/4/2018 | 114 MILTON ST | |
| <input type="checkbox"/> GR | SPEROS PETER | 70968 | 563 | MORTGAGE | 5/4/2018 | 114 MILTON ST | |
| <input type="checkbox"/> GR | SPEROS PETER | 72027 | 430 | LIEN | 12/18/2018 | 114 MILTON ST | |
| <input type="checkbox"/> GR | SPEROS PETER | 72027 | 433 | STATEMENT | 12/18/2018 | | |
| <input type="checkbox"/> GR | SPEROS PETER | 72605 | 561 | ORDER | 5/15/2019 | 114 MILTON ST | |
| <input type="checkbox"/> GR | SPEROS PETER | 78015 | 21 | ORDER | 6/15/2021 | 114-116 MILTON ST | |
| <input type="checkbox"/> GR | SPEROS PETER | 78015 | 38 | EXTENSION | 6/15/2021 | 114-116 MILTON ST | |
| <input type="checkbox"/> GR | SPEROS PETER & AL | 14600 | 466 | MORTGAGE | 5/5/1982 | BERKELEY ST | LOT O 240 P34 |
| <input type="checkbox"/> GR | SPEROS PETER & AL | 14600 | 469 | MORTGAGE | 5/5/1982 | BERKELEY ST | LOT I 240 P24 |
| <input type="checkbox"/> GR | SPEROS PETER & AL | 20816 | 342 | MORTGAGE | 10/12/1990 | 39 BERKELEY | LOT O |
| <input type="checkbox"/> GR | SPEROS PETER & AL | 24688 | 8 | DEED | 7/8/1994 | 39 BERKELEY | LOT O |
| <input type="checkbox"/> GT | SPEROS PETER | 24688 | 8 | DEED | 7/8/1994 | 39 | LOT O |

July 11, 2022 (DRAFT RESPONSE)

Arlington Conservation Commission
730 Massachusetts Avenue Annex
Arlington, MA 02476

Re: 114 Milton Street –
MassDEP File # 091-0293

Dear Arlington Conservation Commission:

Pursuant to the Order of Conditions for 114 Milton Street, Arlington, MA (MassDEP File # 091-0293), I site walk with David Morgan on June 16, 2022, a site walk with Ryan Clapp on June 9, 2022 and a subsequent E-mail from Mr. Clapp on July 9, 2022 by Mr. Clapp, I respectfully submit my response to Mr. Clapp's E-mail.

Clapp Comment:

1. No existing trees or shrubs will be removed or relocated
 - o I do not see in the file any documentation regarding the Commission's approval for the pine tree to be removed. Even when a tree poses a hazard to a structure, before removal the Conservation Commission should be consulted
 - o The peach tree near the white pine has also been removed, and I do not recall the peach tree near the stairs on the south side of the house. Can you confirm if that tree is present or has been removed?

Samiotes Response:

- o *In a preconstruction meeting before construction with the contractor and the owner, the two trees that were removed were discussed. I directed the owner to remove the trees because the trees posed an imminent danger, even without any construction to Mr. Spiros's house and the house to the right of Mr. Speros. Because I was brought onto the project after the original Notice of Intent Filing, I honestly did not review every last detail of the regulations but focused on design and the analytical storage requirements. There was no malintent to circumvent the Jurisdiction of the Arlington Conservation Commission on my part. I take full responsibility for this mishap.*
- o *The peach tree was removed near the pine tree. The peach tree near the stairs is still in place. It should be noted that the peach tree that was removed was started from seed by Mr. Speros's Yiayia (Grandmother). It was not fruit bearing as it was probably from seed, not native to the Northeast, and not a specimen tree.*

Samiotes Consultants, Inc.
Civil Engineers + Land Surveyors

20 A Street
Framingham, MA 01701-4102

T 508.877.6688
F 508.877.8349

www.samiotes.com

July 11, 2022
Re: 114 Milton Street –
MassDEP File # 091-0293
Page 2

Clapp Comment:

2. A minimum of 9 shrubs and trees, type specified on the landscaping plan, will be added to the site (plan attached)
 - The plan calls for:
 - 2 eastern arborvitae
 - 2 Canada yew
 - That is not clear to me, as the Order says 9 shrubs and trees, but the plan only shows those 4. I double checked the minutes from the hearing on this project, which states the 4 shrubs - I believe the Order may have been incorrect, factoring in the existing vegetation onsite.

Samiotes Response:

- *My task in the project was to focused on redesign. I have an element of ADD and missed the conflict between the Order of Conditions and the plans. The redesigned planting was consistent with the originally Approved plans. My sense is conflicts like this are usually the fault of our modern day cut and paste Word world. The hearing verifies this.*

Speros Pro-Active Planting

- *Upon receiving Ryan's E-mail on Saturday, I immediately advised Mr. Speros to replace the trees that were removed. On Sunday, were in constant communication regarding species that were available this late in the season, and location. I am happy to report that Mr. Speros has planted a blue spruce and a purple plumb tree. I have attached photos to this letter confirming their installation.*

July 11, 2022
Re: 114 Milton Street –
MassDEP File # 091-0293
Page 3

Re: 114 Milton Street –
MassDEP File # 091-0293
Page 3

Re: 114 Milton Street –
MassDEP File # 091-0293
Page 3

Re: 114 Milton Street –
MassDEP File # 091-0293
Page 3



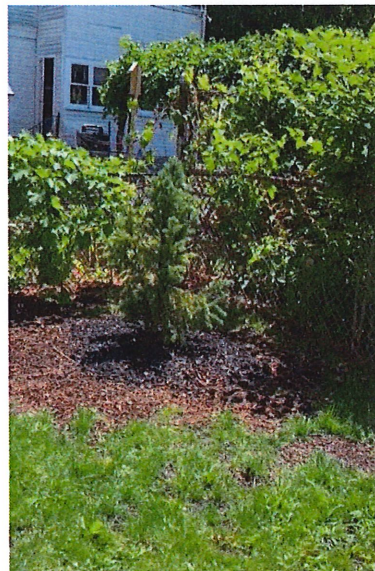
Plumb Tree



Plumb Tree Installed



Blue Spruce Tree



Blue Spruce Tree Installed

July 11, 2022
Re: 114 Milton Street –
MassDEP File # 091-0293
Page 4

Clapp Comment:

Based on this, I recommend in this instance you (or someone representing you or the Applicant) be present at the meeting where this will be discussed. The meeting will be on Thursday, July 21st. I had mentioned onsite that the meeting would be held over Zoom, however that is not guaranteed. The remote meeting provisions for the Open Meeting Law are set to expire on July 15th, and no extension has been yet passed by the state legislature. I believe they are discussing it as part of their budget bill, but the last time it was extended it was the day before it was set to expire, so I would not anticipate hearing one way or the other on this before July 14th. If it does not get extended and meetings go back to in-person, we can figure out how we want to move forward.

Samiotes Response:

I mentioned to Ryan that I will be on Vacation in Greece between July 14 and August 2. In an effort to take responsibility and accountability for the tree removal mishap, I would like to be present at the Conservation Commission Meeting should further discussion be required. If the open meeting laws do not allow for internet attendance, I respectfully request that the Meeting be postponed till August when I am in the country. Attending a zoom meeting at 3 AM Greek time is a challenge also.

I hope that my mistake and accountability on tree removal and Mr. Speros initiative of immediate tree replacement is satisfactory to the Arlington Conservation Commission

Respectfully submitted,

Charles G. Samiotes, PE
Principal



Town of Arlington, Massachusetts

Request for Determination of Applicability: 24 Sheraton Park.

Summary:

Request for Determination of Applicability: 24 Sheraton Park.

The Conservation Commission will hold a public hearing under the Wetlands Protection Act and Arlington Bylaw for Wetlands Protection for a deck addition to the existing structure at 24 Sheraton Park.

ATTACHMENTS:

| | Type | File Name | Description |
|---|--------------------|----------------------------------|----------------------------------|
| ▢ | Reference Material | 24_Sheraton_Park_RDA_Package.pdf | 24 Sheraton Park RDA Package.pdf |



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

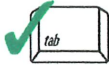
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Arlington
Municipality

A. General Information

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:

Elaine - Ashley Aymene
First Name

Sacco, Pitts, Megri
Last Name

24 Sheraton Park
Address

Arlington
City/Town

MA
State

02474
Zip Code

347-279-0832 (Aymene, Megri)
Phone Number

Pitts. ashley 12@gmail.com
Email Address

2. Property Owner (if different from Applicant):

Elaine
First Name

Sacco
Last Name

24 Sheraton Park
Address

Arlington
City/Town

MA
State

02474
Zip Code

954 298 9909
Phone Number

Elasacco@gmail.com
Email Address (if known)

3. Representative (if any)

Aymene 1
First Name

Megri
Last Name

Company Name

24 Sheraton Park ar
Address

Arlington
City/Town

MA
State

02474
Zip Code

347 279 0832
Phone Number

Aymene.megri.92@gmail.com
Email Address (if known)

B. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

24 Sheraton Park
Street Address

Arlington
City/Town

42.40766

-71.15426

Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX)

Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)

31 19-1-12

31

Assessors' Map Number

Assessors' Lot/Parcel Number

b. Area Description (use additional paper, if necessary):

c. Plan and/or Map Reference(s): (use additional paper if necessary)

Title

Date

Title

Date

[How to find Latitude and Longitude](#)

[and how to convert to decimal degrees](#)



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Municipality _____

B. Project Description (cont.)

2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

Replace wooden ~~porch~~ porch with porch 2/3rd's
the size, also wooden.

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- ☒ Single family house on a lot recorded on or before 8/1/96
- ☐ Single family house on a lot recorded after 8/1/96
- ☐ Expansion of an existing structure on a lot recorded after 8/1/96
- ☐ Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- ☐ New agriculture or aquaculture project
- ☐ Public project where funds were appropriated prior to 8/7/96
- ☐ Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- ☐ Residential subdivision; institutional, industrial, or commercial project
- ☐ Municipal project
- ☐ District, county, state, or federal government project
- ☐ Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

- b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Municipality _____

C. Determinations

1. I request the _____ make the following determination(s). Check any that apply:
Conservation Commission

- ☐ a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.
- ☐ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.
- ☒ c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- ☒ d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance or bylaw** of:

Arlington
Name of Municipality

- ☐ e. whether the following **scope of alternatives** is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

[Signature]
Signature of Applicant

06/11/24
Date

Signature of Representative (if any)

Date

**CERTIFIED ABUTTERS LIST**

Date: June 10, 2024

Subject Property Address: 31 SHERATON PK [AKA 24 SHERATON PK] Arlington, MA

Subject Property ID: 19-1-12

Search Distance: 100 Feet - Conservation

| Parcel ID: | Property Location | Owner 1 | Owner 2 | MAILING ADDRESS | | | | |
|------------|-------------------|---------------------------------|----------------------|----------------------|-------------------|-----------------|-------|-------|
| | | | | Mailing Address 1 | Mailing Address 2 | Town | State | Zip |
| 19-1-10.A | 18 SHERATON PK | LAKE G F & L C | | 18 SHERATON PARK | | ARLINGTON | MA | 02474 |
| 19-1-11.A | 22 SHERATON PK | PURCELL DANIEL A & ROBIN F/ TRS | PURCELL REALTY TRUST | 22 SHERATON PK | | ARLINGTON | MA | 02474 |
| 19-1-12 | 31 SHERATON PK | SACCO ELAINE M | | 2720 YACHT CLUB BLVD | APT 8E | FORT LAUDERDALE | FL | 33304 |
| 19-1-13 | 27 SHERATON PK | NOYES ROBERT W-HARRIET T | | 27 SHERATON PK | | ARLINGTON | MA | 02474 |
| 19-1-14 | 23 SHERATON PK | MIETTINEN PASI P | GARRETT KATIE | 23 SHERATON PARK | | ARLINGTON | MA | 02474 |
| 19-1-15 | 19 SHERATON PK | MAVALVALA NERGIS | KHAN AIDA | 19 SHERATON PARK | | ARLINGTON | MA | 02474 |

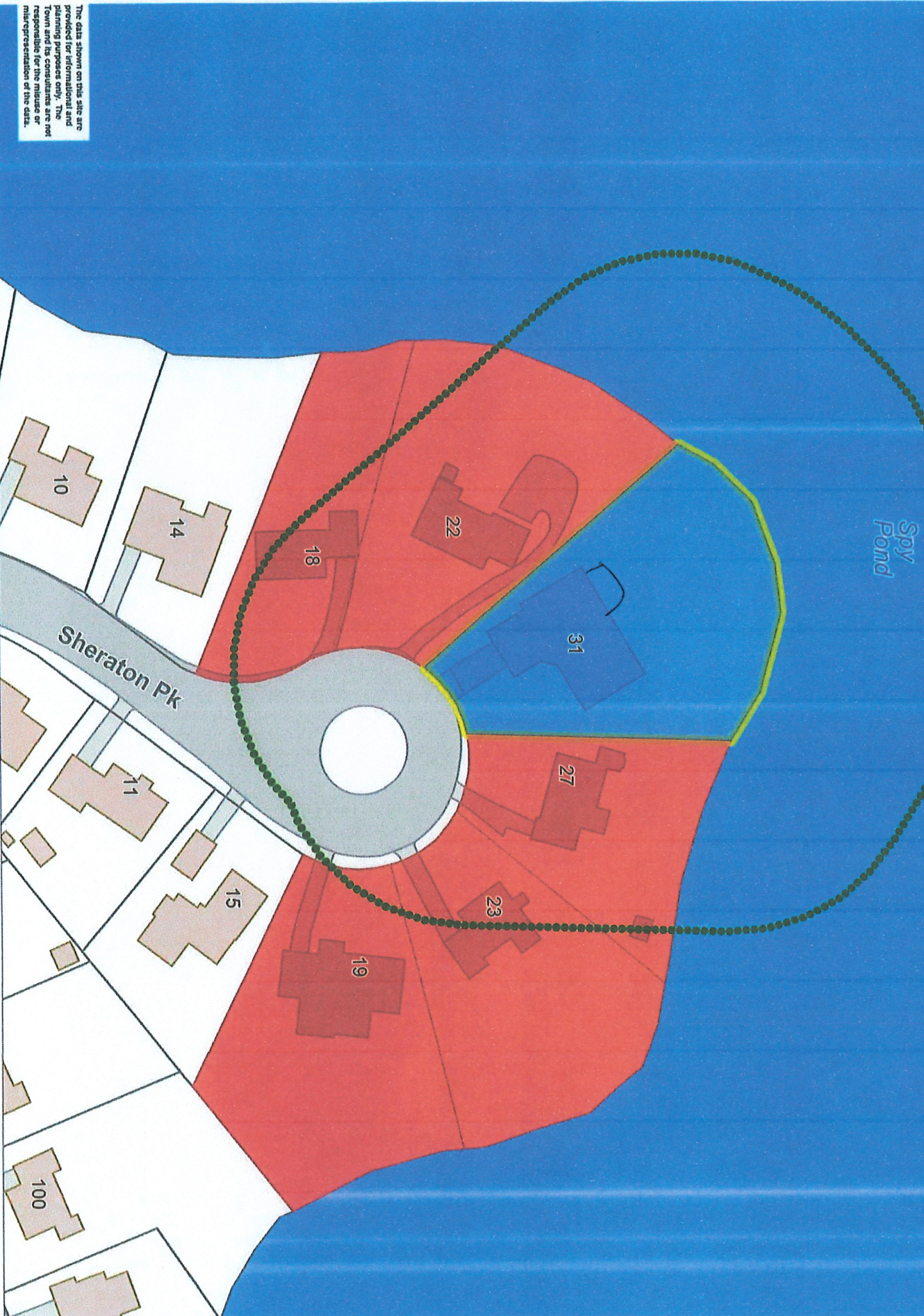
The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to a single parcel within 100 feet.



Town of Arlington
Office of the Board of Assessors
730 Massachusetts Ave
Arlington, MA 02476
P: 781.316.3050
E: assessors@town.arlington.ma.us



- Category**
- Place
 - Space Station
 - Fire Station
 - Shop
 - Library
 - Public Works
 - Recreation - Facilities
 - Recreation - Fields Cx
 - Recreation - Fields Cx
 - Open Space: Conserv
 - Open Space: Minutier
 - Open Space - Labels
 - Open Space
 - Town, State, or Other Town Own
 - MA Highways
 - Interstate
 - US Highway
 - Northeast Road
 - Abutting Towns
 - Town Boundary
 - Parcels
 - Buildings
 - Cemetery - Roads
 - Road1
 - Road2
 - Road3
 - Road4
 - Pavement Markings
 - Impervious Surface - I
 - Street
 - Sidewalk
 - Street Island
 - Driveway
 - Surfing Lot
 - Base Path
 - Roads - For Large Sc
 - Roads - For Small Sc
 - Local Road
 - Master Plan Base Map
 - Water Line
 - Water Body



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



Spy Pond



- Abutting Towns
- Water Body
- Water Line
- Wetlands
- Wetland Regulated Buffer I
- Wetland Regulated Riverin
- FEMA 1% - 100 Year Flood
- FEMA Floodway
- Elevation Contour (2ft)
- Buildings
- Master Plan - Town Bound
- Master Plan Base Map - St
- Parcels - For Gray Backgr
- Highways - White
- US Highway
- Pavement Markings
- Impervious Surface - For B
- Street
- Street Island
- Driveway
- Parking Lot
- Bike Path
- Roads - For Large Scale (ft)
- Roads - For Small Scale (ft)
- Major Road
- Master Plan Base Map - M
- Master Plan Base Map - W
- Master Plan Base Map - W
- Town Boundary - Gray Bac

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the accuracy or misrepresentation of the data.



Printed on 06/11/2024 at 08:19 AM

Wetland and Flood GIS Viewer

ELAINE

SACCO

24. SHERATON. PARK. ARLINGTON. MA

EXISTING HOUSE

Double 2x8
2x8 16" ~~in~~
BOLT IN THE
HOUSE
2x8 JOIN GENCE

Double 2x8

160"

Cable HAND RAIL
36 HAND RAIL
2x8 floor joist

6x6 POST

4 FOOTING

12x12



Town of Arlington, Massachusetts

DEP #091-0358: Notice of Intent: 18 Hamilton Road (Continued from 06/20/2024).

Summary:

DEP #091-0358: Notice of Intent: 18 Hamilton Road (Continued from 06/20/2024).

The Conservation Commission will hold a public hearing to consider a Notice of Intent under the Wetlands Protection Act and Arlington Bylaw for Wetlands Protection for the restoration of Bank associated with Spy Pond at 18 Hamilton Street.

ATTACHMENTS:

| | Type | File Name | Description |
|---|--------------------|---|---|
| ▢ | Reference Material | 18_Hamilton_Road_Supplemental_Materials_Package.pdf | 18 Hamilton Road Supplemental Materials Package.pdf |

June 28, 2024

To: Charles Tirone, Chair
Arlington Conservation Commission
730 Massachusetts Avenue Annex
Arlington, MA 02476

A&M Project #: 0510-49
Re: Bank Restoration at Spy Pond
18 Hamilton Road
Notice of Intent Additional
Information
DEP No. 091-0358

Copy: Stephen Mangano, Thayer & Associates

Dear Mr. Tirone,

After receiving comments back from the Conservation Commission, on behalf of the applicant, Thayer & Associates, Inc, Allen & Major Associates, Inc. (A&M) is pleased to re-submit this Notice of Intent (NOI) to the Arlington Conservation Commission for the bank restoration at Spy Pond along 18 Hamilton Road. As required, this NOI is being filed under the Massachusetts Wetlands Protection Act and its implementing regulations 310 CMR 10.00 and the Arlington Wetlands Protection Bylaw Article 8.

Proposed Project:

The comments received were to eliminate the use of the synthetic mesh and replace it with jute mesh. They also requested using an erosion control logs in the pond edge instead of boulders and rocks. The redesign is as follows and is shown on the detail page.

The area in need of restoration has a grassy irregular edge where the bank curls over and is eroded from below. The project proposes to install a vegetated wall with the use of GroSoxx product that is filled with growing media to encourage vegetation on the bank.

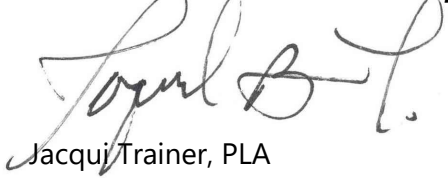
A detailed description of the work is as follows:

1. Bank will be recontoured and filled with soil to cover approximately 45 sf to be placed to eliminate the severely eroded sections.
2. Approximately 3 vertical rows of GroSoxx vegetated wall system to be placed along the bank.
3. Vegetation will be established on top of and through the vegetate wall system.
4. A silt fence or a tubular log will be erected during construction to prevent erosion/siltation during construction.
5. The existing pipe outlet is to be surrounded by the GroSoxx vegetated wall system for energy dissipation and erosion control.

A&M looks forward to discussing the project at the next public hearing. Thank you for your time and consideration. If you have any questions regarding this submittal, please contact me at (781) 305-9432.

Very Truly Yours,

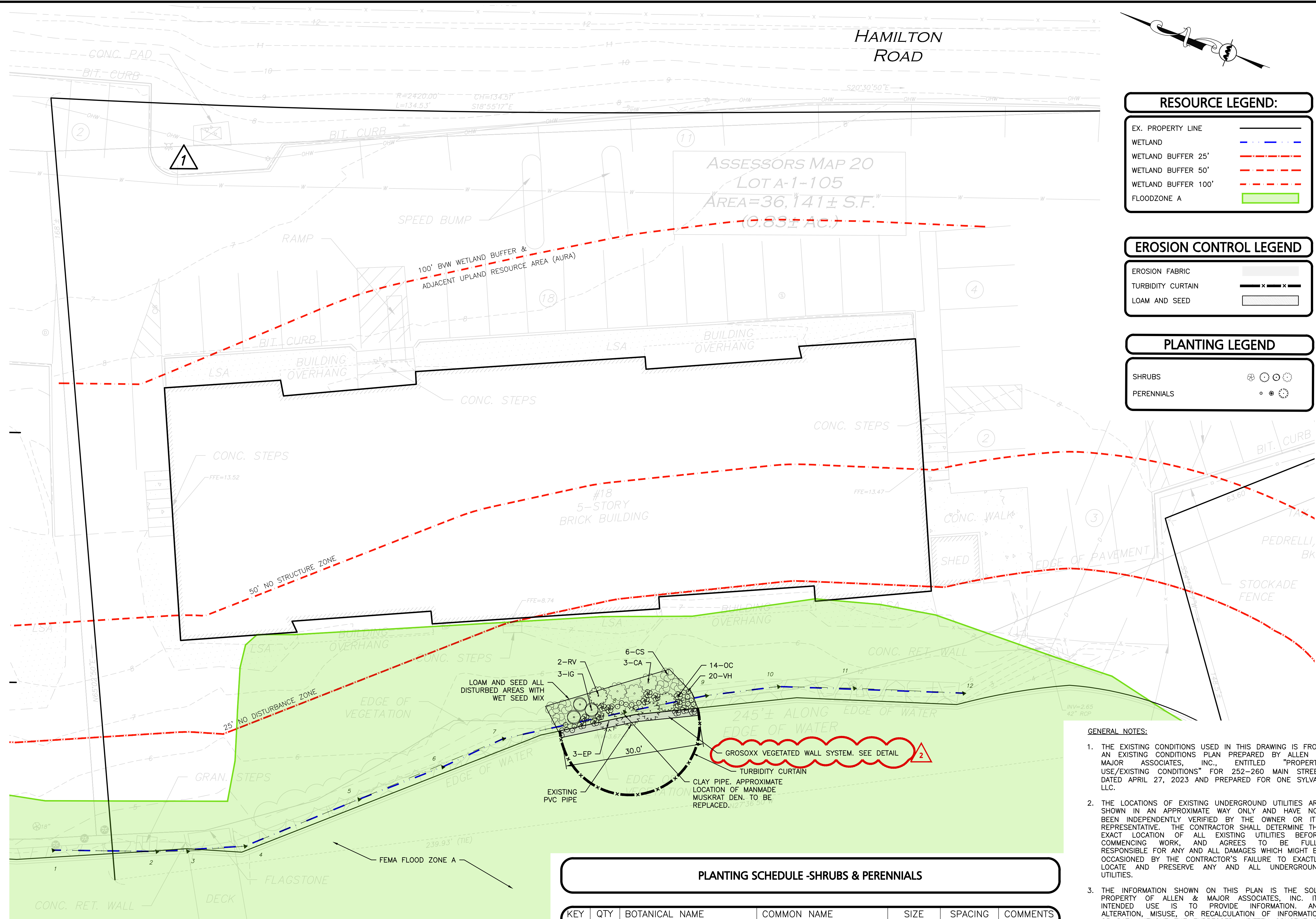
ALLEN & MAJOR ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Jacquie Trainer". The signature is fluid and cursive, with a large initial "J" and "T".

Jacquie Trainer, PLA
Landscape Architect | Project Manager

Enclosure

N:\PROJECTS\0510-49 (CIVIL DRAWINGS) CURRENT\G-0510-49 SITE PLAN.DWG



RESOURCE LEGEND:

| | |
|---------------------|-----|
| EX. PROPERTY LINE | --- |
| WETLAND | --- |
| WETLAND BUFFER 25' | --- |
| WETLAND BUFFER 50' | --- |
| WETLAND BUFFER 100' | --- |
| FLOODZONE A | --- |

EROSION CONTROL LEGEND

| | |
|-------------------|-----|
| EROSION FABRIC | --- |
| TURBIDITY CURTAIN | --- |
| LOAM AND SEED | --- |

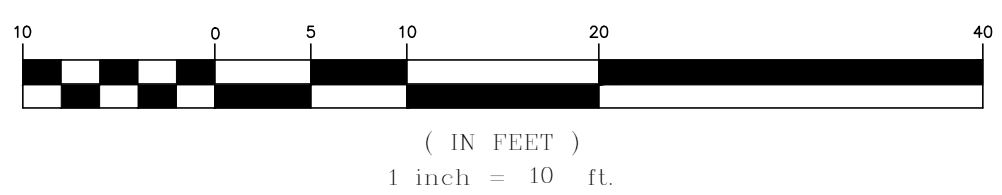
PLANTING LEGEND

| | |
|------------|-----|
| SHRUBS | --- |
| PERENNIALS | --- |

GENERAL NOTES:

- THE EXISTING CONDITIONS USED IN THIS DRAWING IS FROM AN EXISTING CONDITIONS PLAN PREPARED BY ALLEN & MAJOR ASSOCIATES, INC., ENTITLED "PROPERTY USE/EXISTING CONDITIONS" FOR 252-260 MAIN STREET DATED APRIL 27, 2023 AND PREPARED FOR ONE SYLVAN LLC.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
- FEMA FLOODZONE INFORMATION SHOWN ON THIS PLAN WAS COMPILED FROM AVAILABLE GIS INFORMATION. THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

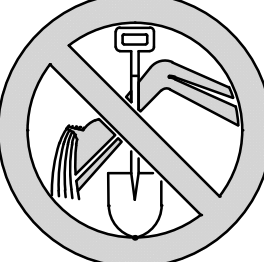
GRAPHIC SCALE



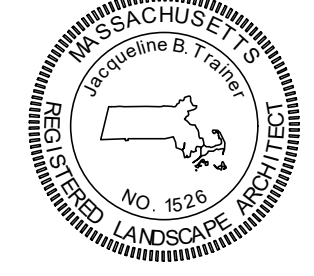
PLANTING SCHEDULE -SHRUBS & PERENNIALS

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | COMMENTS |
|------------|-----|-------------------------------------|------------------------------|------|----------|-----------|
| SHRUBS | | | | | | |
| CA | 3 | CLETHRA ALNIFOLIA | SUMERSWEET | #3 | 48" O.C. | STAGGERED |
| CS | 6 | CORNUS SERICEA 'FARROW' ARCTIC FIRE | ARCTIC FIRE REDOSIER DOGWOOD | #3 | 36" O.C. | STAGGERED |
| IG | 3 | ILEX GLABRA 'COMPACTA' | COMPACT INKBERRY | #3 | 36" O.C. | STAGGERED |
| RV | 2 | RHODODENDRON VISCOSUM | SWAMP AZALEA | #3 | 48" O.C. | STAGGERED |
| PERENNIALS | | | | | | |
| EP | 3 | EUTROCHIU PURPUREUM 'LITTLE JOE' | SWEET JOE PYE WEED | #3 | 48" O.C. | STAGGERED |
| OC | 14 | OSMUNDASTRUM CINNAMOMEUM | CINNAMON FERN | #2 | 24" O.C. | STAGGERED |
| VH | 20 | VERBENA HASTATA | BLUE Vervain | #1 | 12" O.C. | STAGGERED |

DIG SAFE



BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233



Allen & Major Associates, Inc.
06.28.2024

PROFESSIONAL LANDSCAPE ARCHITECT FOR
ALLEN & MAJOR ASSOCIATES, INC.

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

| REV | DATE | DESCRIPTION |
|-----|------------|---------------------------|
| 2 | 06.28.2024 | RESPONSE TO TOWN COMMENTS |
| 1 | 05.14.2024 | RESPONSE TO TOWN COMMENTS |

APPLICANT/OWNER:
THAYER & ASSOCIATES, INC.
1812 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140

PROJECT:
SPY POND BANK
RESTORATION
ARLINGTON, MA

| | | | |
|--------------|----------|-------------|------------|
| PROJECT NO. | 0510-49 | DATE: | 01.31.2024 |
| SCALE: | 1" = 10' | DWG. NAME: | C-0510-49 |
| DESIGNED BY: | JBT | CHECKED BY: | CMQ |

PREPARED BY:



ALLEN & MAJOR
ASSOCIATES, INC.

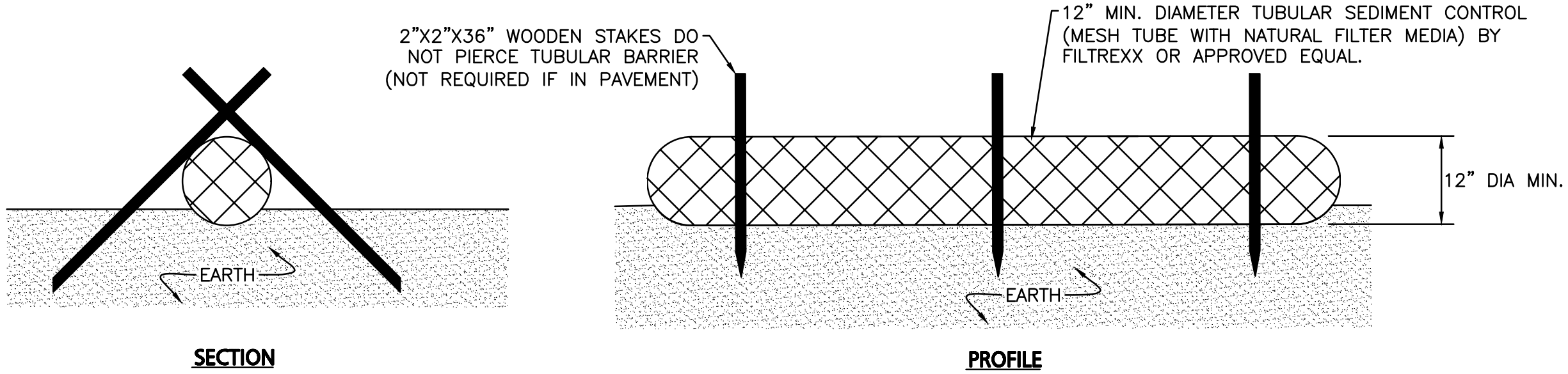
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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| | |
|----------------|-----------|
| DRAWING TITLE: | SHEET No. |
| SITE PLAN | C-101 |

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NOTES:

1. ALL MATERIALS TO MEET MANUFACTURERS SPECIFICATIONS.
2. INSTALL WOODEN STAKES IN A CRISS-CROSS PATTERN EVERY 8' ON CENTER.
3. OVERLAP TUBULAR BARRIER SEGMENTS A MINIMUM OF 12".
4. WHERE THE TUBULAR BARRIERS REQUIRE REPAIR OR SEDIMENT REMOVAL, IT WILL BE COMPLETED BY THE CONTRACTOR AT NO ADDITIONAL COST.
5. AT A MINIMUM, THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE WHEN THEY REACH 1/3 THE EXPOSED HEIGHT OF THE BARRIER.

TUBULAR SEDIMENT BARRIER
NOT TO SCALE

1



Type 1: Barrier

Application: Forests, shallow lakes, small streams and marshes

Depth Range: 2' - 20'

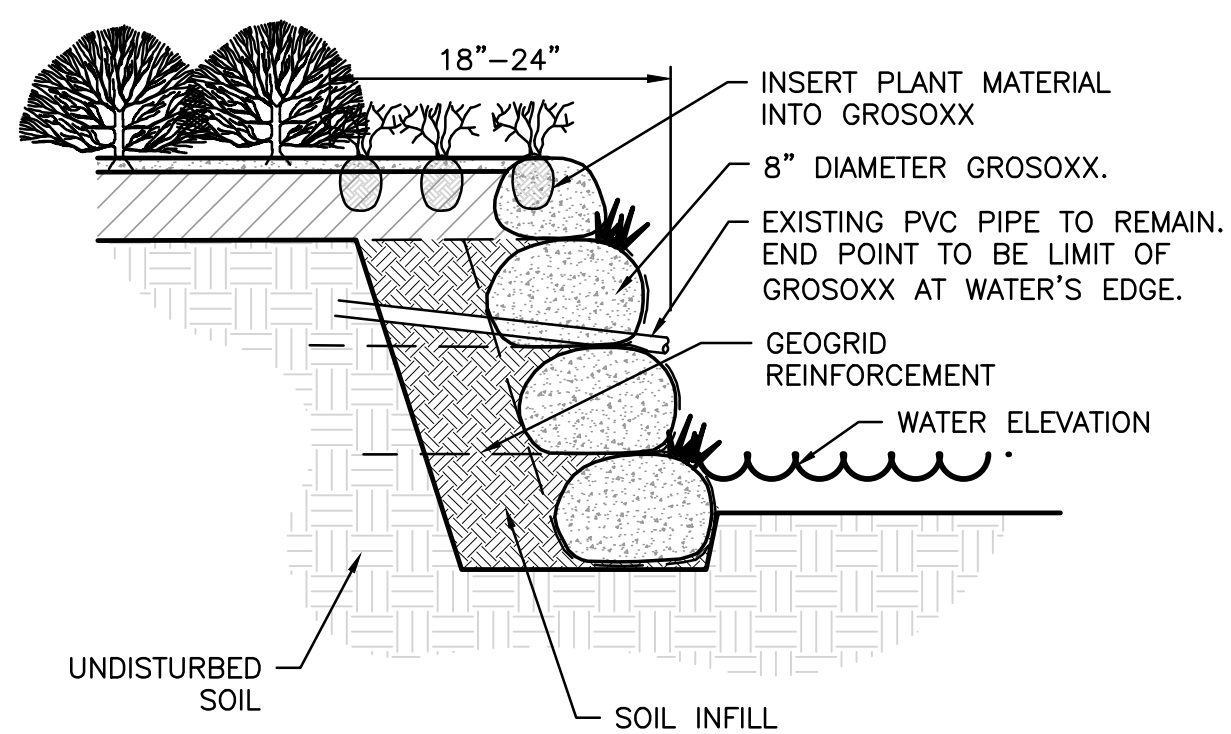
| Type 1 | Fabric | Float | Chain | Cable | Options |
|-------------|--------------------|---------|-------|-------|------------|
| DOT Version | 18oz PVC Polyester | 6" - 8" | 1/4" | X | Float Size |
| Light Duty | 14oz PVC Polyester | 4" - 6" | 3/16" | X | Float Size |

TYPE 1 TURBIDITY CURTAIN WITH PLAIN SKIRT



TURBIDITY CURTAIN
NOT TO SCALE

2

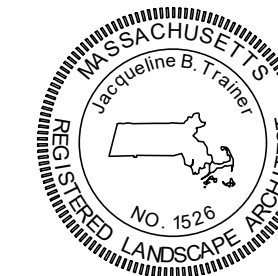


NOTES:

1. REFER TO FILTREXX.COM FOR ADDITIONAL INFORMATION.
2. 8" DIAMETER GROSOXX TO BE FILLED WITH GROWING MEDIA FOR OPTIMUM VEGETATED GROWTH.
3. SEE PLANTING PLAN FOR MORE INFORMATION.
4. INSTALL 6" CLAY PIPE TO BE PLACED IN MUSKRAT DEN OPENING AND EXTEND TO EDGE OF PROPOSED BANK.

BANK TREATMENT
NOT TO SCALE

3



Joseph B. T. Allen

06.28.2024

PROFESSIONAL LANDSCAPE ARCHITECT FOR
ALLEN & MAJOR ASSOCIATES, INC.

| REV | DATE | DESCRIPTION |
|-----|------------|---------------------------|
| 2 | 06.28.2024 | RESPONSE TO TOWN COMMENTS |
| 1 | 05.14.2024 | RESPONSE TO TOWN COMMENTS |

APPLICANT/OWNER:

THAYER & ASSOCIATES, INC.
1812 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140

PROJECT:

SPY POND BANK
RESTORATION
ARLINGTON, MA

| | | | |
|--------------|----------|-------------|------------|
| PROJECT NO. | 0510-49 | DATE: | 01.31.2024 |
| SCALE: | AS SHOWN | DWG. NAME: | C-0510-49 |
| DESIGNED BY: | JBT | CHECKED BY: | CMQ |

PREPARED BY:



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ASSOCIATES, INC.**

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